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Planning Commission Study Session

TO: PLANNING COMMISSION

FROM: KEITH NEWMAN, PLANNER II *KN*
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THROUGH: CATHERINE LORBEER, AICP, PRINCIPAL PLANNER *cjl*
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MEETING DATE: DECEMBER 4, 2019

- SUBJECT:**
- A. GP19-13 VICTORY PLAZA: REQUEST FOR MINOR GENERAL PLAN AMENDMENT TO CHANGE THE LAND USE CLASSIFICATION OF APPROX. 7.07 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD RD. AND QUEEN CREEK RD. FROM RESIDENTIAL >0-1 DU/ACRE TO COMMUNITY COMMERCIAL (CC) LAND USE CLASSIFICATION.**
 - B. Z19-25 VICTORY PLAZA: REQUEST TO REZONE APPROX. 7.07 ACRES GENERALLY LOCATED AT THE SOUTHWEST CORNER OF GREENFIELD RD. AND QUEEN CREEK RD. FROM SINGLE FAMILY-35 (SF-35) AND SINGLE FAMILY-43 (SF-43) TO COMMUNITY COMMERCIAL (CC) ZONING DISTRICT WITH A PLANNED AREA DEVELOPMENT (PAD) OVERLAY.**

STRATEGIC INITIATIVE:	Exceptional Built Environment
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To allow a multi-tenant commercial development.

RECOMMENDED MOTION

- A. No motion requested, input only;
- B. No motion requested, input only.

APPLICANT/OWNER

Company: Pew & Lake, PLC.
Name: Reese Anderson
Address: 1744 S. Val Vista Dr., Ste 217
Mesa, AZ 85204
Phone: 480-461-4670
Email: reese.anderson@pewandlake.com

Company: USA Property Holdings. LLC.
Address: 13200 S. Gilbert Rd.
Gilbert, AZ 85204

BACKGROUND/DISCUSSION

Overview

The applicant is requesting to change the General Plan land use classification and zoning of an approx. 7.07 acre site that is generally located at the southwest corner of Queen Creek Rd. and Greenfield Rd. The General Plan land use classification is proposed to change from Residential > 0-1 DU/Acre to Community Commercial (CC) with a rezoning request from Single Family-35 (SF-35) and Single Family-43 (SF-43) to Community Commercial (CC) with a Planned Area Development (PAD) overlay to modify certain land development code standards and ultimately allow the construction of a commercial development with 36,600 square feet of building space.

Surrounding Land Use & Zoning Designations:

	Existing Land Use Classification	Existing Zoning	Existing Use
North	Public Facility/Institutional (PF/I)	Public Facility/Institutional (PF/I)	Town of Gilbert Police Substation & Public Works South Area Service Center
South	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Vacant land
East	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Gateway Church of Christ and single family residential
West	Residential>0-1 DU/Acre	Single Family-43 (SF-43)	Single family residential
Site	Residential>0-1 DU/Acre	Single Family-35 (SF-35) and Single Family-43 (SF-43)	Vacant land

General Plan Amendment

The existing General Plan land use classification is Residential > 0-1 DU/Acre to Community Commercial (CC). In order to develop the property as proposed, the applicant is requesting a minor General Plan amendment to Community Commercial (CC), which is consistent with the development plan and commercial uses proposed for the site. The property is located adjacent to existing large lot single-family residential uses and a recently constructed church on the east side of Greenfield Rd., and is across the street from the Town of Gilbert South Area Service Center on the north side of Queen Creek Rd.

The applicant has stated that they believe they conform to the General Plan for the following reasons:

2.4 Land Use and Growth Areas

- **Goal 1.0; Policy 1.1:** Maintain a balance of housing types and provide a variety of employment opportunities with easily accessible retail and service uses.
 - *Applicant Notes* - This development will provide a variety of employment opportunities with easily accessible retail and service uses. The area within a 2-mile radius of the Greenfield and Queen Creek intersection specifically, along with the San Tan Character Area generally, is underserved regarding accessible restaurants, neighborhood services, and retail options. The demand for additional retail and service uses is evidenced by the significant comments which Gilbert residents have provided during the 2020 General Plan Update process. Additional residential construction, including at the NEC of Greenfield and Queen Creek Roads, necessitates additional retail and service uses in this area.
- **Goal 1.0; Policy 1.5:** Designate and protect sites for employment uses in appropriate locations to increase the Town's employment base.
 - *Applicant Notes* - The Community Commercial zoning district allows for uses which will provide for a range of employment. Employment opportunities created by the Victory Plaza project could range from providing opportunities for a teenager working a first job as a barista to a seasoned dentist operating a successful dental practice. The developer of Victory Plaza is marketing the project to uses which will withstand internet automation. Positive effects of securing commercial services which withstand internet automation includes lengthier lease terms and employees which set and maintain roots in the Town.
- **Goal 1.0; Policy 1.8:** Promote revitalization of under-utilized industrial and commercial properties.
 - *Applicant Notes* - The residential properties at the NEC of Queen Creek and Greenfield Roads were recently changed from commercial to residential designation to capture a larger footprint for the Taylor Morrison subdivision. The proposed minor general plan amendment will recapture commercial uses at this desirable intersection. Incentives from the Town of Gilbert are not being sought under the request because market demand currently supports the development.

- **Goal 5.0; Policy 5.3:** Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals.

- *Applicant Notes* - Victory Plaza will locate commercial and retail uses adjacent to residential uses in appropriate intensities to serve local, community and regional markets. Victory Plaza is adjacent to residential uses only on its western boundary. Public facilities to the north, the church directly to the east and the charter school on the south are appropriate to locate adjacent to a low-impact commercial use. The approximately 5 acre site is relatively small for a commercial development which provides for low intensity particularly when considered in conjunction with the CC zoning district development standards for required setbacks and building height. The requested deviations on this project are minimal and do not increase the intensity of the site in relation to adjacent residential uses. No setback reductions are proposed on the developments west boundary where it abuts a residential use.

Victory Plaza will serve the local Greenfield and Queen Creek market along with Gilbert residents in the San Tan Character Area who are looking for service options south of the Loop 202. Regional markets can also be served with the site located approximately two miles south of the Loop 202 off-ramp. Commercial operations meet the economic goals of the Town by generating additional sales tax receipts to support the Town of Gilbert's current and projected growth.

- **Goal 7.0; Policy 7.1:** Goal 5.0; Policy 5.3: Promote commercial, retail, and employment land uses that are compatible with adjacent land uses and meet economic goals.

- *Applicant Notes* - Automobile miles-travelled will be reduced by locating commercial services closer to users. The proposed development will provide convenient employment/retail centers as pursued under the General Plan. The location of this appropriate commercial development will achieve an efficient, orderly and sustainable community.

Rezoning

The Victory Plaza project is requesting a rezoning for the subject site from Single Family-35 (SF-35) and Single Family-43 (SF-43) to Community Commercial (CC) with a PAD overlay to accommodate a commercial development with 36,600 square feet of building space. According to the applicant the intent of this development is to provide community-based retail, which supports surrounding residents, employees of the Town of Gilbert's Police Department's Substation and Public Works South Area Service Center, and employees and visitors to the Gilbert Memorial Park and funeral home.

As proposed, the project has two main access points with one off Queen Creek Rd. and a second off Greenfield Rd. Four total buildings are proposed on the site and include a 23,000 sf retail building along the south property line, which will be split up to include various retail and commercial uses. Additionally, three quick-service restaurants, which will provide limited service options, and a dine-in restaurant will provide a full-service restaurant along Greenfield Rd. where no restaurant options currently exist for Gilbert residents south of the Loop 202.

PAD Request

The applicant is requesting a set of modified development standards as part of the Planned Area Development (PAD) overlay zoning for the proposed development.

As listed in the table below in **bold** the applicant is requesting deviations to modify building and landscape setbacks along all property lines.

Project Data Table (requested modifications are shown in bold)

Site Development Regulations	Required per LDC CC	Proposed CC PAD
Maximum Size of Use or User (sq. ft.)	50,000	36,600
Maximum Height (ft.)/Stories	35/2	35'
Minimum Building Setbacks (ft.)		
Front	20'	20'
Side (Street)	20'	20'
Side (Residential)	30'	15'
Rear (Residential)	40'	40'
Minimum Perimeter Landscape Area (ft.)		
Front	20'	20'
Side (Street)	20'	20'
Side (Residential)	25'	15'
Rear (Residential)	30'	30'
Landscaping (% of net lot area)	15	31.7%
Arterial/Arterial Intersection Landscape Setback	50' by 250'	Queen Creek Rd: 26'-8" wide along the west half.

Minimum Side (Residential) Building and Landscape Setback

According to the applicant, a reduced building and landscape setback of 15' is proposed along the southern boundary, which will be located immediately adjacent to a proposed charter school that will be constructed prior to the construction of the Victory Plaza development and is a non-residential use in a residential zoning district that doesn't need as much buffering because both uses are fairly compatible with one another.

Staff is hesitant to support this deviation as construction on the charter school to the south has not yet commenced. If the school is constructed, the proposed modified 15' buffer should provide plenty of space along the southern boundary to plant trees and other landscape materials as required per the LDC. In addition, the area facing the charter school will consist of parking and the rear elevation of the proposed building, which will be architecturally treated per Town design standards and setback approx. 62' from the southern property line.

Arterial/Arterial Intersection Landscape Setback

According to the applicant the amount of proposed landscaping along Queen Creek Rd. and Greenfield Rd. will exceed Town of Gilbert minimum requirements within the ROW. In the applicant's opinion, the site is constrained by its size and drive aisle alignment requirements regarding the entrance on Greenfield Road. Therefore, the applicant is requesting an encroachment of 11 parking spaces within the 50' x 250' area.

Staff does not support this proposed modification, as it appears the applicant may be over-building the site and as a result, is not meeting the minimum requirements for parking. Staff has mentioned to the applicant that the site must be redesigned so that all parking requirements can be satisfied without encroaching into the landscape setback. Lastly, please note that the properties at the northeast and northwest corners at this intersection have provided the 50' x 250' arterial/arterial landscape setback, meeting Town LDC requirements.

PUBLIC NOTIFICATION AND INPUT

A neighborhood meeting was held on August 6, 2019 at Gilbert Christian School in Gilbert. Approximately 12 residents attended the meeting. Below is a summary of all concerns and questions and discussions brought up at the meeting:

- Will there be changes to the median in Greenfield Rd;
- Parking compliance;
- Total number of tenants proposed in the development;
- Concerns regarding the rural character of the area potentially changing with the request to add commercial;
- Why wasn't the northeast corner of Queen Creek Rd. and Greenfield Rd. not developed as commercial;
- Stated that there is a reason why the property was originally designated for residential use and not commercial. Residents can easily drive one mile to other commercial developments;
- Concerns over the proposed charter school to the south and the additional traffic that will be added by both uses and decrease property values in the area.
- Concerns over charter school parking overflowing onto the proposed commercial development.
- Some residents stated that they prefer the property stay lower density residential;
- Some residents stated they support the proposed commercial as it is at the corner of two arterials which are prepared to handle the additional traffic volumes;

PROPOSITION 207

An agreement to "Waive Claims for Diminution in Value" pursuant to A.R.S. § 12-1134 was signed by the landowners of the subject site, in conformance with Section 5.201 of the Town of Gilbert Land Development Code. This waiver is located in the case file.

STAFF RECOMMENDATION

A. Staff requests Planning Commission input; and

- B. Staff requests Planning Commission input:
- Development Plan
 - Requested Deviations

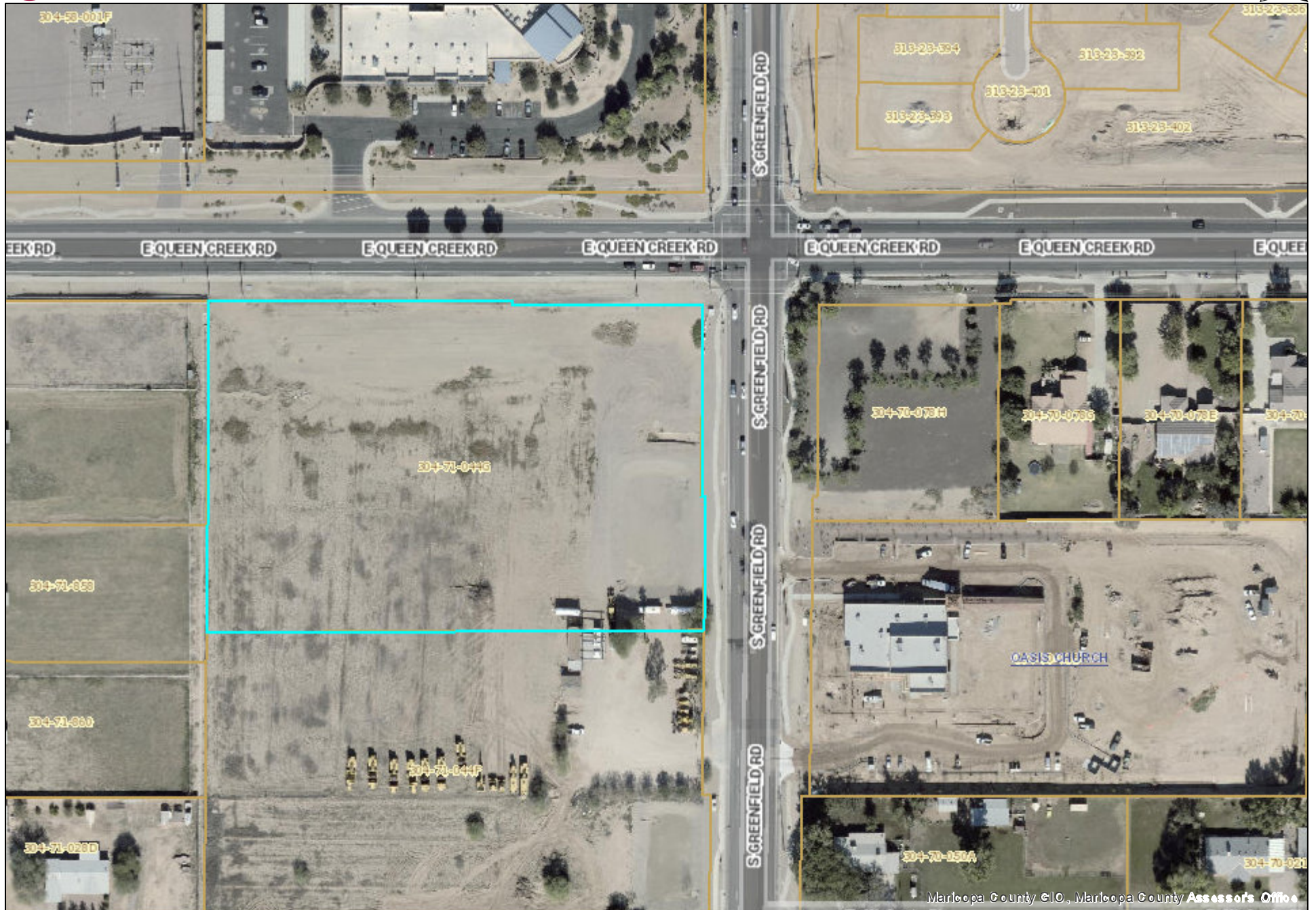
Respectfully submitted,

Keith Newman
Planner II

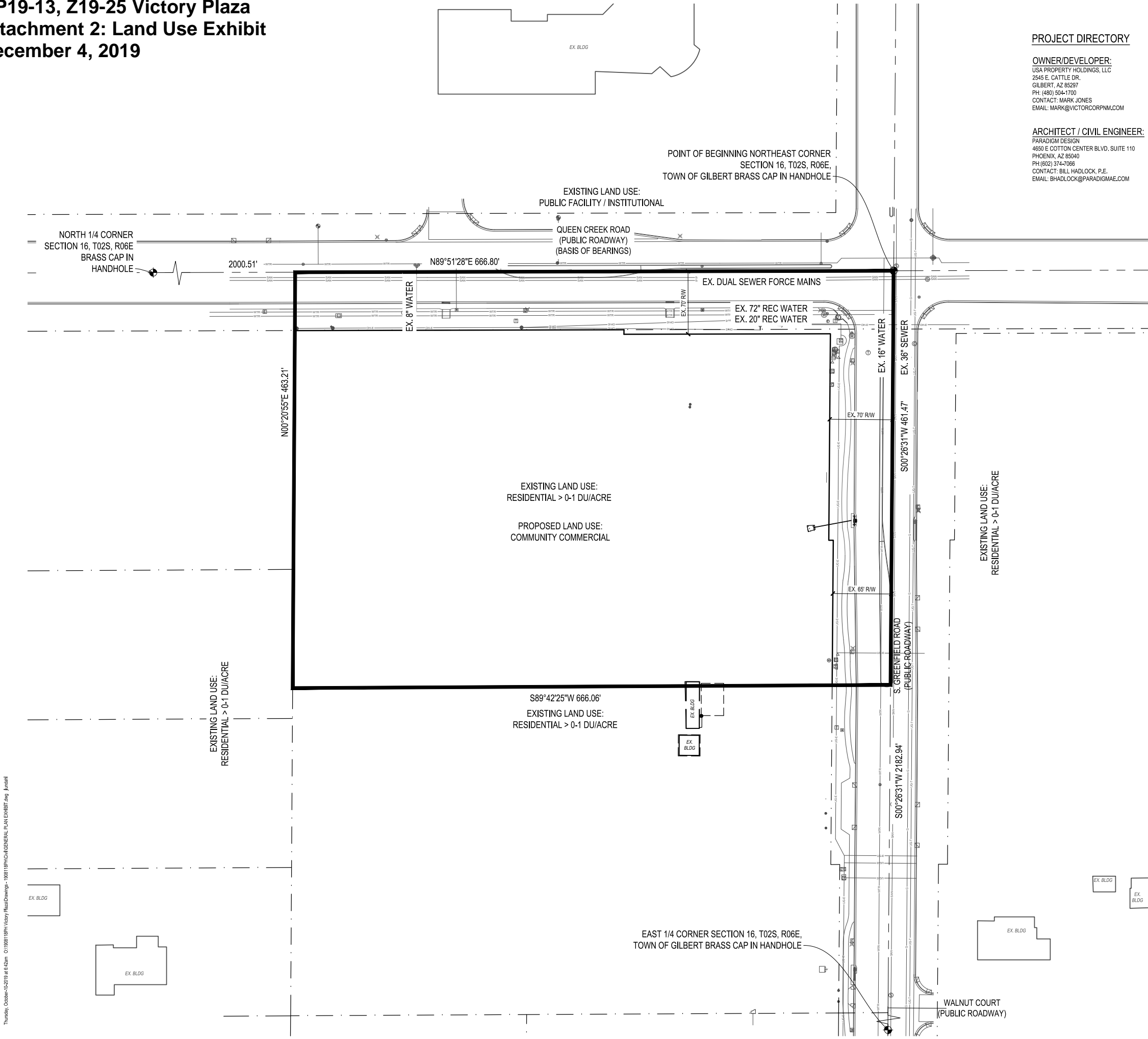
Attachments and Enclosures:

- 1) Vicinity/Aerial Map
- 2) Land Use Exhibit
- 3) Zoning Exhibit
- 4) Development Plan
- 5) Open Space Exhibit

Map



GP19-13, Z19-25 Victory Plaza
Attachment 2: Land Use Exhibit
December 4, 2019

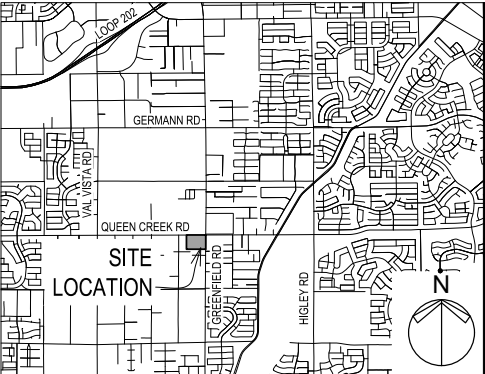


PROJECT DIRECTORY

OWNER/DEVELOPER:
USA PROPERTY HOLDINGS, LLC
2545 E. CATTLE DR.
GILBERT, AZ 85297
PH: (480) 504-1700
CONTACT: MARK JONES
EMAIL: MARK@VICTORCORPNM.COM

ARCHITECT / CIVIL ENGINEER:
PARADIGM DESIGN
4650 E COTTON CENTER BLVD, SUITE 110
PHOENIX, AZ 85040
PH: (602) 374-7066
CONTACT: BILL HADLOCK, P.E.
EMAIL: BHADLOCK@PARADIGMAE.COM

SITE LOCATION MAP
NOT TO SCALE



SWC QUEEN CREEK RD AND GREENFIELD RD SECTION 16, TOWN 2 S, RANGE 6 E
TOWN OF GILBERT 33°15'45.44"N, 111°44'20.39"W W
MARICOPA COUNTY, ARIZONA PARCEL #: 301-74-044G

SITE DATA: VICTORY PLAZA 2343 E. QUEEN CREEK ROAD
EXISTING ZONING: SF-35 / SF-43 PROPOSED ZONING: CC APN: 301-74-044G GROSS SITE AREA: 7.073 ACRES / 306,100 SFT NET AREA: 5,433 ACRES / 236,660 SFT
PROPOSED SETBACKS: FRONT: 20' SIDE: 15' REAR: 30' TOTAL REQUIRED PARKING: 219 SPACES TOTAL PROPOSED PARKING: 226 SPACES
PARKING SPACE: 9.5' x 19' DRIVE AISLE: 24'
PROPOSED USE: COMMERCIAL/RETAIL: 23,000 SFT QSR: 7,100 SFT RESTAURANT: 5,200 SFT (PATIO 1,300 SFT)
TOTAL BUILDING AREA: 36,600 SFT SITE COVERAGE: (36,600 SFT / 236,660 SFT) = 15.5%
OPEN SPACE: (75,190 SFT / 236,660 SFT) = 31.7%
PARKING DATA: REQUIRED RETAIL PARKING: 92 SPACES (1 SPACE PER 250 SFT OF GFA) REQUIRED QSR PARKING: 71 SPACES (1 SPACE PER 100 SFT OF GFA) REQUIRED RESTAURANT PARKING: 56 SPACES (1 SPACE PER 100 SFT OF GFA) (1 SPACE PER 400 SFT OF PATIO) TOTAL REQUIRED PARKING: 219 SPACES TOTAL PROPOSED PARKING: 226 SPACES PARKING SPACE: 9.5' x 19' DRIVE AISLE: 24'

LEGAL DESCRIPTION:
(PER LANGUAGE PROVIDED BY SUPERIOR SURVEY)

A PORTION OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 2 SOUTH, RANGE 6 EAST OF THE GILA AND SALT RIVER BASE AND MERIDIAN, MARICOPA COUNTY, ARIZONA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT A BRASS CAP IN HAND HOLE, BEING THE NORTHEAST CORNER OF SAID SECTION 16, FROM WHICH A FOUND BRASS CAP IN HAND HOLE BEING THE NORTH QUARTER CORNER OF SAID SECTION 16, BEARS SOUTH 89 DEGREES 51 MINUTES 28 SECONDS WEST (BASIS OF BEARINGS), A DISTANCE OF 2667.31 FEET;
THENCE SOUTH 00 DEGREES 26 MINUTES 31 SECONDS WEST 461.47 FEET ALONG THE EAST LINE OF SAID NORTHEAST QUARTER;
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SURVEY PROVIDED BY:
BOUNDARY & TOPOGRAPHIC SURVEY PROVIDED BY SUPERIOR SURVEY ON A DRAWING TITLED ALTANSPS LAND TITLE SURVEY, DATED 05-20-2019.


GENERAL PLAN EXHIBIT

SCALE: 1" = 50'

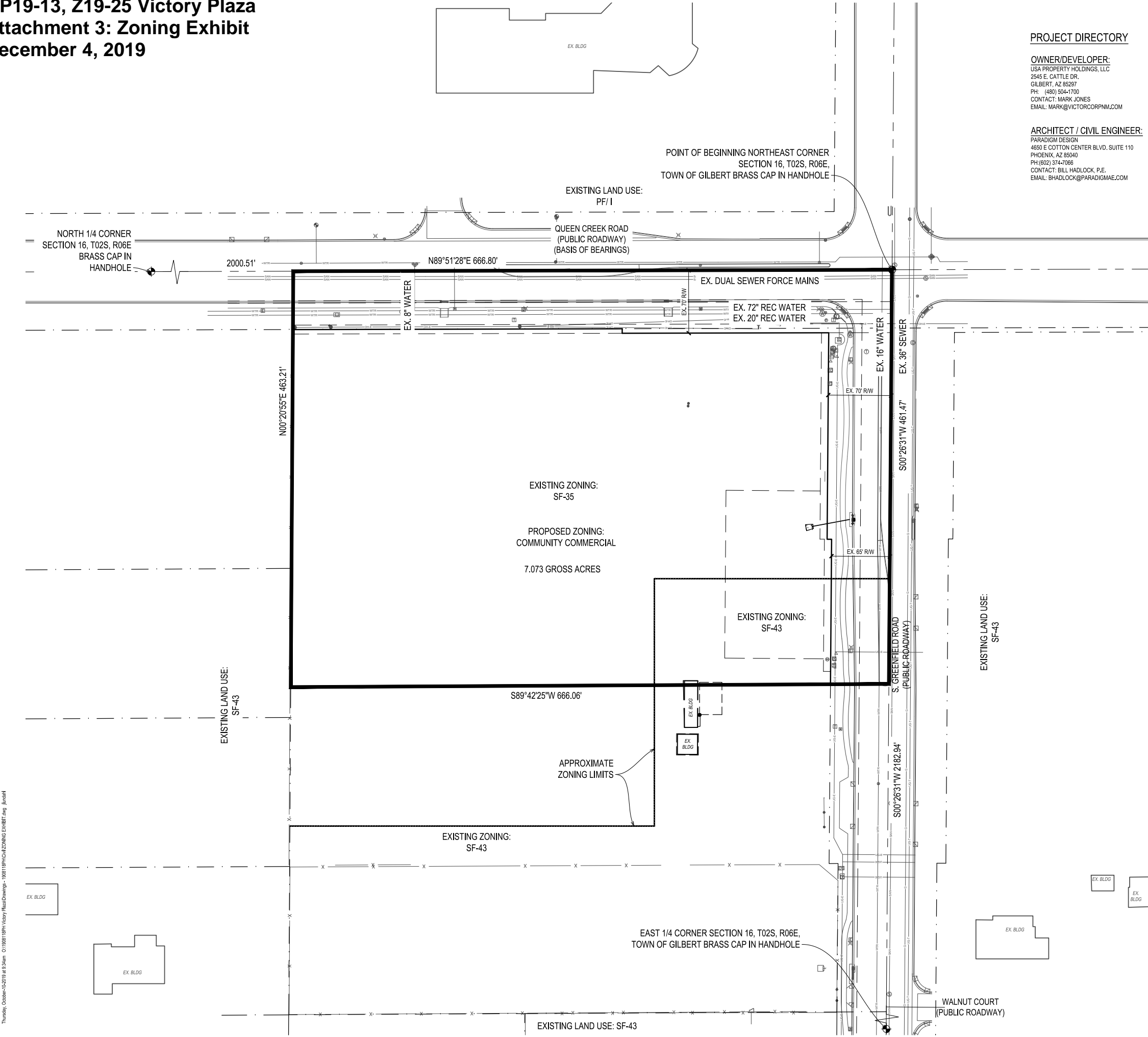
PARADIGM DESIGN
ARCHITECTS | ENGINEERS
4650 E Cotton Center Blvd, Suite 110
Phoenix, AZ 85040
(602) 374-4066
Grand Rapids | Phoenix | Traverse City
www.paradigmae.com

PROJECT
VICTORY PLAZA

SWC OF QUEEN CREEK RD
AND GREENFIELD RD.

RELEASE DATE		
	DATE	DESCRIPTION
	07-31-19 10-10-19	PRE-APPLICATION ZONING AND GENERAL PLAN EXHIBITS
PROJECT		
SHEET		
GENERAL PLAN EXHIBIT		

GP19-13, Z19-25 Victory Plaza
Attachment 3: Zoning Exhibit
December 4, 2019

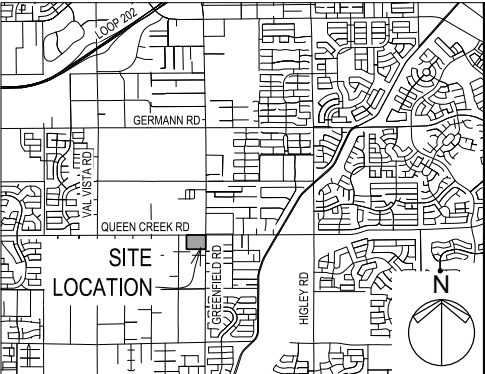


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ZONING EXHIBIT

SCALE: 1" = 50'



PARADIGM DESIGN

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PROJECT

VICTORY
PLAZA

SWC OF QUEEN CREEK RD
AND GREENFIELD RD.

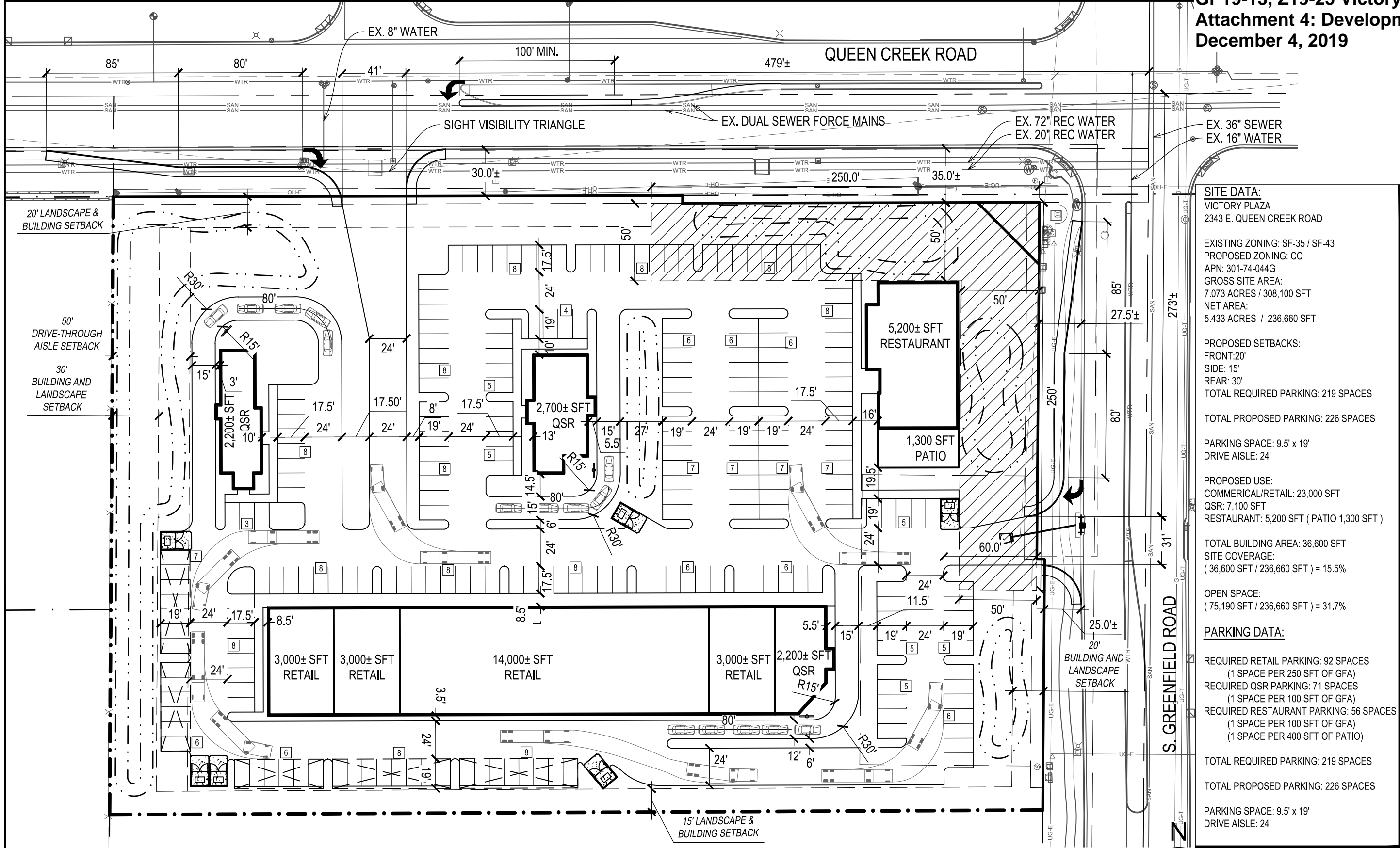
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DATE	DESCRIPTION
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10-10-19	ZONING AND GENERAL PLAN EXHIBITS

PROJECT

SHEET

ZONING EXHIBIT



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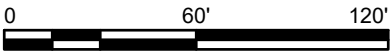
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VICTORY PLAZA - PRELIMINARY SITE PLAN

SCALE: 1" = 60'



TITLE VICTORY PLAZA

SHEET:

SKETCH:

JOB #

1908118PH

DATE

10-10-19



VICTORY PLAZA-SITE PLAN

OCTOBER 2019
1908118PH